

Don Manuel Solana House
20 Charlotte Street at Cadiz Street
St. Augustine
St. Johns County
Florida

HABS No. FLA-133

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PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA
REDUCED COPIES OF MEASURED DRAWINGS

Historic American Buildings Survey
National Park Service
Eastern Office, Design and Construction
143 South Third Street
Philadelphia, Pennsylvania

DON MANUEL SOLANA HOUSE

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Address: 20 Charlotte Street at Cadiz Street, St. Augustine, 31-
St. Johns County, Florida

Present Owner H. P. Hahn, 20 Charlotte Street, St. Augustine,
and Occupant: Florida. (The listed address of Mr. Hahn, how-
ever, is 21 Aviles Street, since the rear of the
property opens onto Aviles Street.)

Present Use: Private residence and rented apartment.

PART I. HISTORICAL INFORMATION

- A. Physical History: The house cannot clearly be dated nor can its original owner be determined. In 1788 (Mariano de la Rocque Map, photostat in St. Augustine Historical Society Library) the lot was described as the property of Manuel Solana but the house was of wood. (An earlier house on the site was of "ripio"; i.e., tabby [Juan Elixio de la Puente Map, photostat in St. Augustine Historical Society Library]). Manuel Solana lived until 1821 and is reported to have become a wealthy man in the community. It is therefore quite likely, considering the style of the house, that Manuel Solana built it after 1788. It is on this assumption that the house has been entitled the Manuel Solana House. Solana's heirs sold the property to a man named Bronson in 1867. It is unlikely that a house such as this would be built at this late date. Every clue seems to point to the Second Spanish Period (1783-1821) as the time of construction.

1. Original and subsequent owners:

1788	Manuel Solana (house had not been built) (<u>Mariano de la Rocque Map</u> , op. cit.)
1821	Solana heirs
1867	Bronson
1883	C. F. Hamblin
1905	Wagstaff
1905-38	Several owners
1938	Prentice
1943	H. P. Hahn

Note: The above chain of title was furnished by the files of the St. Augustine Historical Society, and the documentation from Bronson to the present is in the St. Johns County Records.

2. Date of erection: Unknown, probably the Second Spanish Period (1763-1821).
3. Architect and builder: Unknown.
4. Original plans, etc.: None known; recovery unlikely.
5. Notes on alterations and additions: Masonry ell may have been addition (floors do not line up at second floor level); later wooden addition on extreme north end of ell. Modern Spanish tile roof added probably in 20th C.
6. Important old views: None recovered so far.

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B. Sources of Information

Files of St. Augustine Historical Society.
Mr. H. P. Hahn.

PART II. ARCHITECTURAL INFORMATION

A. General Statement

1. Architectural character: Although the Solana House has had a number of substantial alterations made through the years, it still is a good example of Spanish-Colonial architecture of the Second Spanish Period (1783-1821).
2. Condition of fabric: Well-maintained as a private residence.

B. Description of Exterior

1. Number of stories, over-all dimensions, layout:
Two-and-one-half stories; 40'-5 1/2" (five-bay front) x 28'-2"; 33'-7 3/4" x 16'-1" side ell; rectangular shape with side ell.
2. Foundations: Coquina blocks. (Note: "Coquina" is local shellstone quarried on nearby Anastasia Island and used in construction in St. Augustine since 1580).
3. Wall construction: The main section and first part of the north side ell are constructed of coquina blocks laid in roughly horizontal courses and plastered inside and out; the exterior plaster is scored to simulate ashlar. A later ell addition has a wooden frame.
4. Porches: There are two cantilevered wooden balconies (east and west elevations) at the second-floor level. There is a two-arched rear (west) loggia at the first-floor level.

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5. Chimneys: Two brick chimneys show the roof.
6. Openings:
 - a. Doors and doorways: The various type of exterior doors are probably not original. Door on east (Charlotte Street) elevation is permanently closed. Door openings are simple masonry with plaster reveal.
 - b. Windows: Windows about evenly divided between nine-over-nine-light, double-hung wooden sash, and two-over-two-light, double-hung wooden sash; six-light dormer windows. All seem to be replacements. Windows have simple wooden trim in plastered masonry openings.
7. Roof:
 - a. Shape, covering: Hipped roof covered with modern Spanish-type clay tile.
 - b. Eaves, etc.: Exposed rafter ends with fascia board; 20" overhang.
 - c. Dormers: Four single dormers in center of west, south, and north elevations of main section.

C. Description of Interior

1. Floor plans: The plan of the Don Manuel Solana House is a variant of the layout that is referred to by Albert Manucy in his The Houses of St. Augustine, 1565-1821 (St. Augustine, Florida: St. Augustine Historical Society, 1962), p. 55, as the St. Augustine Plan, which "is essentially a simple rectangle of from two to four rather spacious rooms, with a loggia or a porch [in this case, a loggia], and often a street balcony. Actually, this plan is found in two forms. The more popular one has a loggia (open-sided room) as an integral part of the plan, centered on the side [the Solana House loggia is located in the rear (west) side]. The other version substitutes a sheltered porch for the loggia." The sheltered stairway to the second floor is located just off the loggia. A side masonry ell with a later wooden frame addition, which houses the kitchen, extends northward parallel to Charlotte Street.
2. Stairways: The main wooden staircase, located next to the rear loggia, has two runs with landing; a secondary

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wooden staircase with a single steep run from the first to second floors is located in the masonry side ell.

3. Flooring: Wooden board flooring (modern hardwood replacements except in ell).
4. Wall and ceiling finishes: Walls, plaster on masonry (furring?); partitions, plaster on masonry and wooden studs; ceilings, plaster.
5. Doors: Wooden interior doors of various types mostly four-paneled or six horizontal paneled (none of particular interest).
6. Trim: Simple unmolded trim and nineteenth-century pilaster trim with corner rosette block on doors and windows. Mantels are wooden with carpenter detail.
7. Hardware: None original (all common replacements).
8. Lighting: Modern electric lighting.
9. Heating: Modern central heating.

D. Site

1. Orientation: Faced east (Charlotte Street) originally but Charlotte Street doors are now permanently closed and front is considered to be on Aviles Street to the west. House built directly on sidewalk line on both Charlotte (east) and Cadiz (south) Street elevations.
2. Enclosures: Enclosed (stone wall and wooden fence) grass plot on west (Aviles Street) has a paved walk and short drive with detached carport.
3. Landscaping: No formal landscaping. Informal planting of semitropical species.

Prepared by Henry C. Edwards
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National Park Service
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